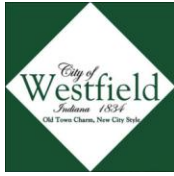




WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION
WORKSHOP MEETING
January 4, 2010
1001-DP-01 & 1001-SIT-01

PETITION NUMBER:	1001-DP-01 & 1001-SIT-01	
SUBJECT SITE ADDRESS:	4528 State Road 38	
PETITIONER:	Hamilton County Parks & Recreation	
REQUEST:	Development Plan Review and Site Plan Review of a proposed parking lot in Bray Park	
CURRENT ZONING:	AG-SF1	
CURRENT LAND USE:	Agricultural	
APPROXIMATE ACREAGE:	94 acres	
ASSOCIATED PETITIONS:	None	
EXHIBITS:	<ol style="list-style-type: none"> 1. Staff Report 2. Aerial Location Map 3. Petitioner's Plans 	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY	None	
<u>PETITION HISTORY</u>		
<p>This petition was reviewed at the December 22, 2009 Technical Advisory Committee Meeting. This petition will be presented at the January 4, 2010 Advisory Plan Commission Workshop Meeting.</p>		
<u>PROCEDURAL</u>		
<ul style="list-style-type: none"> ○ Requests for Development Plan Review and Site Plan review are required to be considered at a public hearing. The Public Hearing for this petition will be held on January 19, 2010 at the Advisory Plan Commission Regular Meeting. ○ The purpose of the Workshop Meeting is to introduce petitions to the Advisory Plan Commission (the "APC"). The APC may direct comments and questions to the petitioner. No action will be taken on this petition at the January 4, 2010 Workshop Meeting. ○ Notice of the January 4, 2010 Workshop Meeting was provided in accordance with the APC Rules of Procedure. 		



PROJECT DESCRIPTION

Bray Family Homestead Park (the “Property”) is the newest Hamilton County park. It is currently undeveloped. The plan is for the Property to remain a passive park which includes a network of trails, nature areas, observation areas, and a community garden. The proposed access drive and parking lot would provide a designated entrance to the park for patrons. The parking lot has been designed to accommodate school buses for class trips. The parking lot’s center island has been designed as a rain garden and bio-swale, which are more economically-friendly methods for treating and handling any storm water runoff caused by the parking lot.

DEVELOPMENT REQUIREMENTS (WC 16.04.165)

1. Zoning District Standards

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Residential Districts (WC 16.04.030)</u>		
A1. Partial use of alley for yard	NA	NA
A2a. Accessory buildings not prior to erection of principal building	NA	NA
A2b. Certain accessory structures permitted in front, side, or rear yards	NA	NA
A2c. Larger accessories (antenna dishes, etc.) not permitted in front or side yards	NA	NA
A2d. Windmills not permitted	NA	NA
A3a. Average setback	NA	NA
A3b. Building Lines established in recorded subdivision	NA	NA
A4. Max. Building Height, increased up to 35’ if side yard setback increased 1:1	NA	NA
<u>B. AG-SF1</u>		
1. Permitted Uses	Public Park	Compliant
2. Special Exceptions – NA	NA	NA
3. Permitted Home Occupations – NA	NA	NA
4. Min. Lot Area = 3 acres	94 acres	Compliant
5. Min. Lot Frontage on Road = 250’	1,200’ +	Compliant
6. Min. Setbacks – NA	NA	NA
7. Max. Building Height – NA	NA	NA
8. Min. Single Family Ground Floor SF – NA	NA	NA



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9. Off Street Parking (WC 16.04.120)		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – same lot or within 300' of entrance	NA	NA
2c. Computation – fractional spaces	NA	NA
2d. Collective Provisions – separate uses may provide parking collectively	NA	NA
2e. Space Size – 10'x20'	10'x20'	Compliant
2f. Access – 90 degree spaces = 24' aisle	24'	Compliant
2g. In Yards – allowed in front & side yards	Front yard from proposed ROW	Compliant
2h. Surfacing – 4" thick, dustless material	Compact Washed Aggregate	Compliant
2i. Lighting – NA	NA	NA
2j. Required Spaces – NA	52 spaces	NA
10. Subdivision Not Permitted – NA	NA	NA
11. AG Exempt – NA	NA	NA
C. AG-SF1-I	NA	NA
D. SF-2	NA	NA
E. SF-3	NA	NA
F. SF-4	NA	NA
G. SF-5	NA	NA
H. SF-A	NA	NA
<u>2. Overlay District Standards</u>		
The Property does not fall within an overlay district.		
<u>3. Subdivision Control Ordinance</u>		
The Property is not being subdivided. The Subdivision Control Ordinance is not applicable.		
<u>4. Development Plan Ordinance</u> (WC 16.04.165, D1)		
a. <u>Site Access & Circulation</u>		
1. Access locations	Access from Hinkle Road, across from subdivision entrance	Compliant



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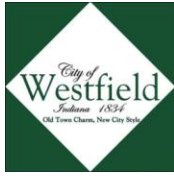
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2. Safe & efficient movement to and from site		Vehicular movement to and from Hinkle Road; Pedestrian movement not provided for	Vehicular movement compliant; Petitioner has agreed to include multi-use path along Hinkle Road on the plans, but will seek waiver from being required to install it now.
3. Safe & efficient movement in and around Site		Looped drive	Compliant
b. <u>Landscaping</u> (WC 16.06 et seq.)			
	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site	NA	NA	NA
Road Frontage Shade Trees – 148' of frontage on Hinkle Road	4 Shade Trees	2 Shade Trees	Petitioner has agreed to add 2 road frontage shade trees along Hinkle Road
Buffer Yard	NA	NA	NA
Interior Parking Lot (52 spaces = 10,400 square feet)	1,040 square feet of island space (1 tree:4 shrubs per island)	4,400 square feet of island space (4 trees; 0 shrubs)	Compliant square footage; Compliant trees; Petitioner has agreed to add 4 shrubs to interior island
Perimeter Parking Lot			
North of Drive, East side of lot (20')	1 Tree 7 Shrubs	1 Tree 0 Shrubs	Compliant trees; Petitioner has agreed to add 7 shrubs to eastern edge of parking lot



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South of Drive, East side of lot (20')	1 Tree 7 Shrubs	1 Tree 0 Shrubs	Compliant trees; Petitioner has agreed to add 7 shrubs to eastern edge of parking lot
Wall-Softening (WC 16.06.040, K)	NA	NA	NA
c. <u>Lighting</u> (WC 16.07.010)		None	NA
d. <u>Signs</u>			
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.			
e. <u>Building Orientation</u>		NA	NA
f. <u>Building Materials</u>		NA	NA
I9. <u>Traffic Impact Study</u>		NA	NA
<u>5. Comprehensive Plan Compliance</u>			
The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Rural Northeast. The Comprehensive Plan does not specifically say that parks and recreation areas are appropriate or not appropriate in this area. The policy established in the Comprehensive Plan is for this area to remain rural in nature, which includes protecting natural open areas, trees, fields, and streams. Bray Park is a passive park that will have trails and re-forested prairies. The intended use of this park maintains the rural, open, and natural features of the property.			
<u>6. Street and Highway Access</u>			
Street access is acceptable to the Hamilton County Highway Department, the reviewing authority.			
<u>7. Street and Highway Capacity</u>			
Street capacity is acceptable to the Hamilton County Highway Department, the reviewing authority.			
<u>8. Utility Capacity</u>			
The Project does not require public or private utilities.			



9. Traffic Circulation Compatibility

Traffic circulation is acceptable to the Hamilton County Highway Department, the reviewing authority.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Rural Northeast. The Comprehensive Plan does not specifically say that parks and recreation areas are appropriate or not appropriate in this area. The policy established in the Comprehensive Plan is for this area to remain rural in nature, which includes protecting natural open areas, trees, fields, and streams. Bray Park is a passive park that will have trails and re-forested prairies. The intended use of this park maintains the rural, open, and natural features of the property.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Hinkle Road as a "Secondary Arterial", and recommends a minimum dedication of a sixty (60) foot half right-of-way. The submitted plans indicate fifty-five (55) foot half right-of-way, which is consistent with the Hamilton County Thoroughfare Plan recommendation for this segment of Hinkle Road. The petitioner has agreed to revise the plans to reflect Westfield's Thoroughfare Plan recommendation of sixty (60) foot half right-of-way.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan (the "Parks Plan") focuses on the build-out and development of the City's existing parks and trail systems. Bray Park is not a City of Westfield park and does not appear in the Parks Plan.

Water & Sewer System

Bray Park is not served by City water or sewer services.

Annexation

Bray Park is not within the corporate boundaries of the City of Westfield. Annexation is not anticipated in the impending future.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.



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<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	12/01/09	-	Compliant
Fees	Not Paid	-	Pursuing fee waiver options
Legal Description	12/01/09	-	Compliant
Consent Form	NA	-	NA
Site Plan	12/01/09	-	Revising Site Plan
Location Map	12/01/09	-	Compliant
Landscape Plan	12/01/09	-	Revising Landscape Plan
Sign Plan	NA	-	NA
Lighting Plan	None	-	NA
Building Elevations	NA	-	NA
Access & Circulation	12/01/09	-	Compliant
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	10/29/09	Compliant
TAC	12/22/09	Compliant
Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Notice- Newspaper	<i>Pending</i>	<i>Pending</i>
Notice -Mail	<i>Pending</i>	<i>Pending</i>

STAFF COMMENTS

1. No action is required at this time.
2. This petition will be heard at the January 19, 2010 APC Meeting.
3. Prior to the public hearing, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. As always, the Community Development Department staff will confirm compliance prior to this item being placed on the January 19, 2010 APC agenda.
4. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 804.3174 or ktodd@westfield.in.gov

KMT